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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 057922

2016 AUG 25 AM 11:32

MICHAEL B. BROWN
RECORDER

AFFIDAVIT OF SCRIVENERS ERROR

That affiant Debra A. Guy certifies under oath that they following facts are true:

1. That the affiant is an attorney for Meridian Title Corporation.
2. That on or about April 19, 2010, a Warranty Deed was prepared by Barbara M. Shaver, Esq. for the transfer of the following property located in Lake County Indiana to wit:

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The East 12 1/2 feet of Lot Numbered Eighteen (18), all of Lot Numbered Nineteen (19) and the West 2 1/2 feet of Lot Numbered Twenty (20) in Block 2 in Southern Addition to the City of Hammond as per plat thereof recorded in Plat Book 20, page 27 in the Office of the Recorder of Lake County, Indiana.

45-06-13-128-026.000-023

3. That this property is commonly known 251 174th Street in Hammond, Indiana.
4. That this Warranty Deed was fully executed and recorded on April 28, 2010 and recorded in the Office of the Recorder of Lake County as Instrument Number 210024380.
5. That the deed was created as part of a buy sell agreement between the parties. Said Agreement was dated February 28, 2010 in which the Grantor, Adam Dumaresq agreed to transfer the property to Stefani Saldivar for a sum certain.
6. That on April 19, 2010, in the office of Meridian Title Corporation. The was a delivery of both the deed and the agreed consideration and the transaction was closed.
7. It has recently come to the affiant that although the parties contracted with the preparer to prepare a fee simple deed, the preparer inadvertently had the transfer for only the life estate interest.
8. As a result instead of a fee simple interest being conveyed, which was the intent of the parties, only a life estate interest was conveyed.

CHICAGO TITLE INSURANCE COMPANY

AUG 24 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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9. That I now make this affidavit for the purpose of correcting the deed to provide recordable interest of the intent of the parties as evidenced in the contract of sale and subsequent documentation.
10. That Stefani Saldivar is vested with a fee simple interest and not a life estate interest as is stated in the deed.

Dated: August 19, 2016
 South Bend, Indiana

[Handwritten Signature]

 Debra A. Guy

State of Indiana

County of St. Joseph

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Debra A. Guy who acknowledged the execution of the foregoing affidavit and who, having been duly sworn, stated that the representations therein contained are true.

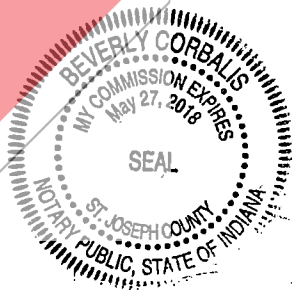
WITNESSED, my hand and Seal this 19th day of August, 2016.

My Commission Expires: _____

[Handwritten Signature]

 Signature of Notary Public

Printed Name of Notary Public



Notary Public County and State of Residence

Property Address: 251 174th Street, Hammond, IN 46324

This instrument prepared by: Debra A. Guy, Attorney-at-Law P 69602
 202 S. Michigan Street Suite 300, South Bend, IN 46601

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Debra Guy